



Cottonwood Heights

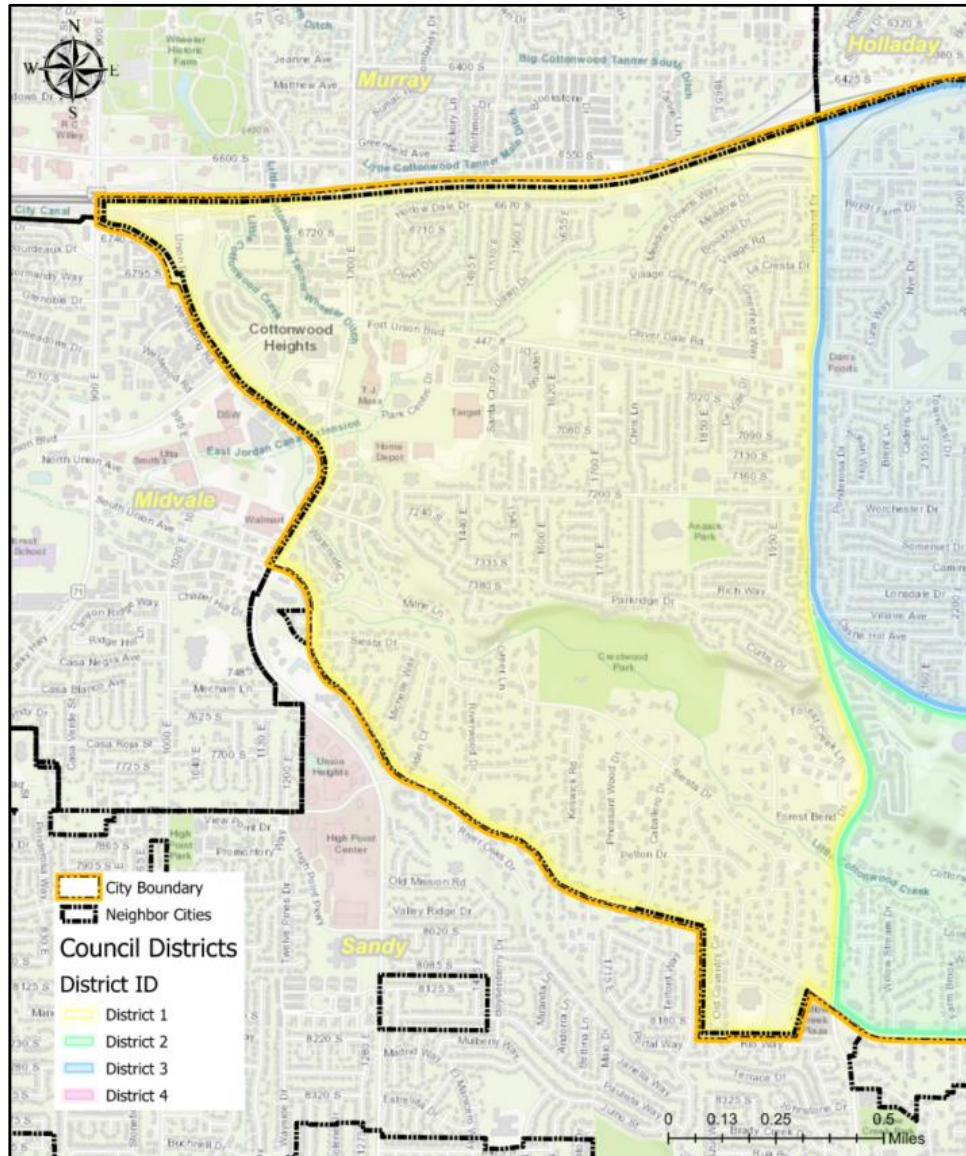
Community & Economic Development Department

Major Development Activity Report May 2021

[View Interactive Map Here](#)

District One

Councilmember Douglas Petersen



COUNCIL DISTRICT 1

NEW PROJECT

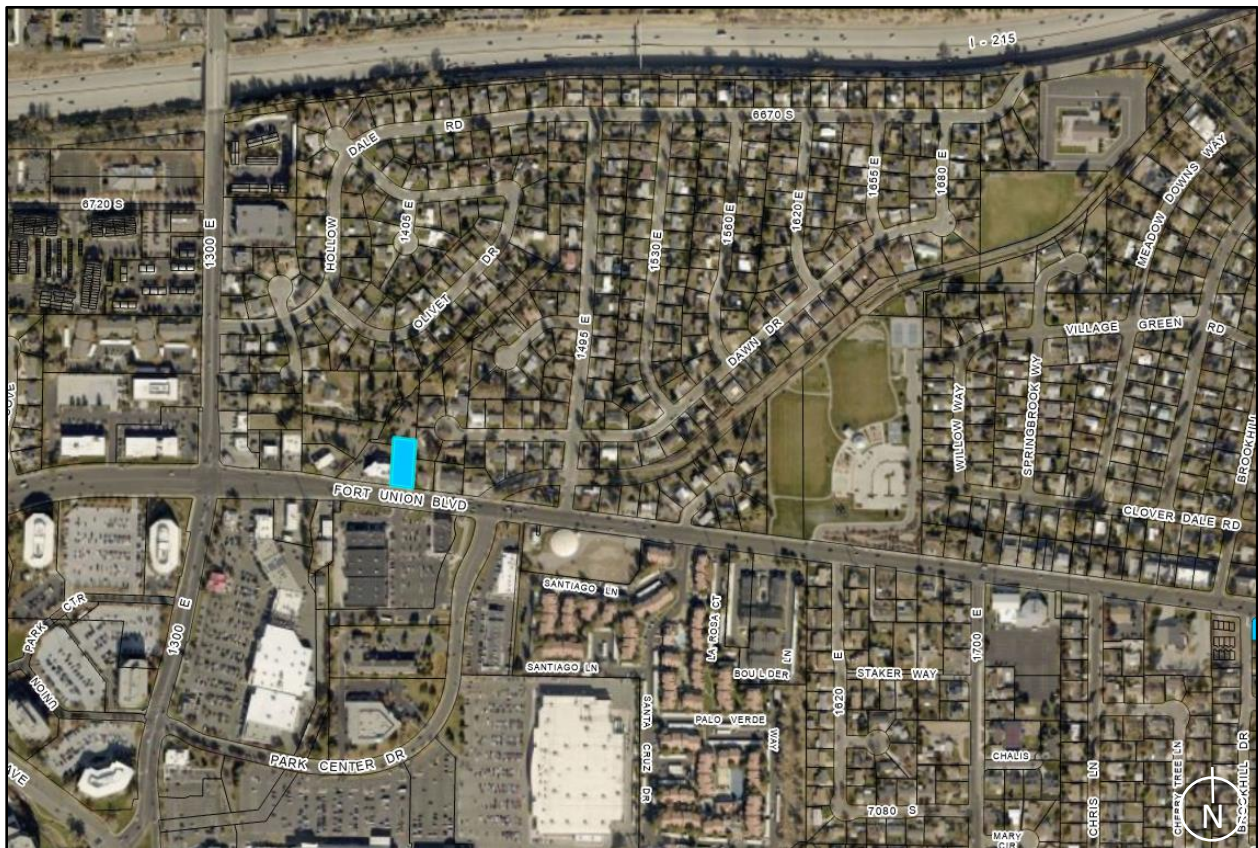
File: CUP-21-009	Project Name: Big Blue Swim School
Address: 1378 E. Park Centre Dr.	Applicant: Ben Paszkiet
Type of Application: Conditional Use Permit	Current Zoning: CR (Regional Commercial)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: During their June 2, 2021 meeting, the Planning Commission approved this Conditional Use Permit application to open an indoor swimming school within the vacant portion of the Zurchers' Party Store building.	



COUNCIL DISTRICT 1

PROJECT UPDATE

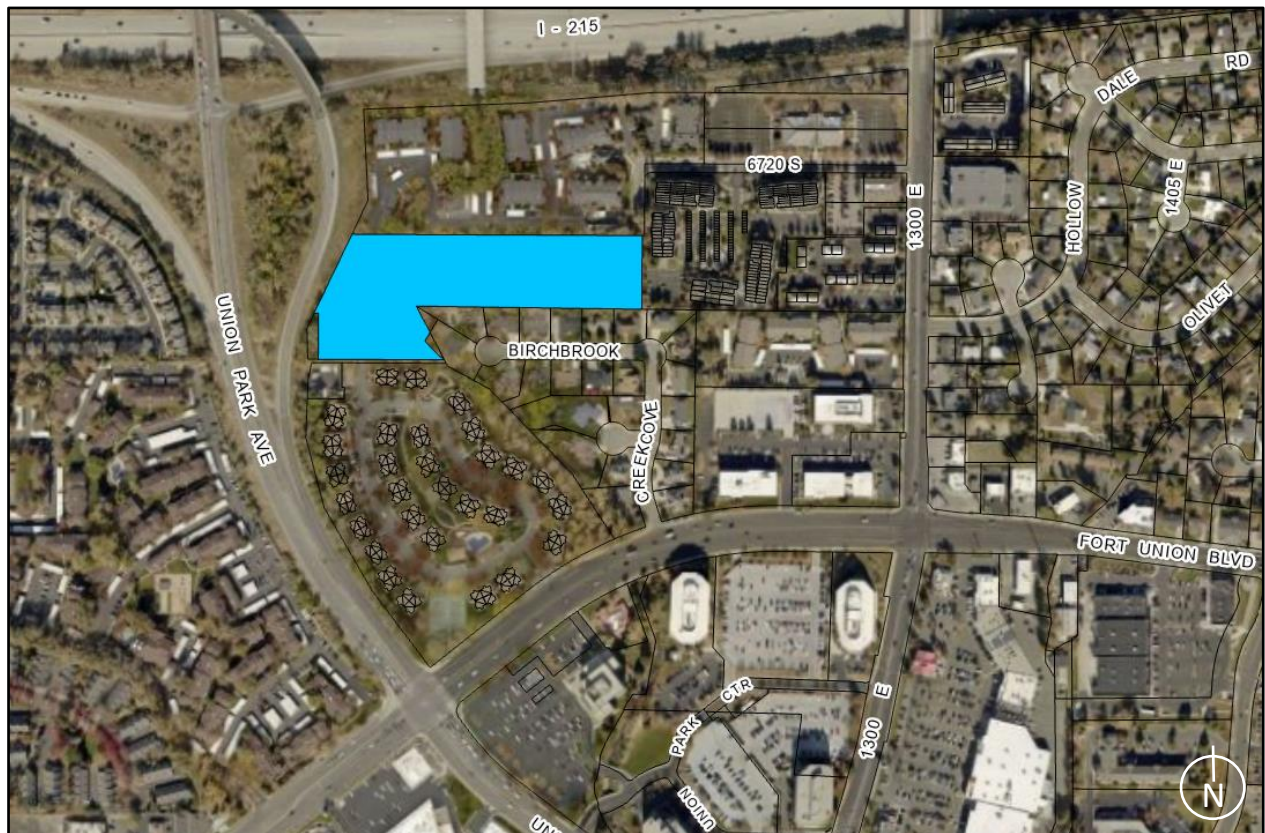
File: SPL-21-003	Project Name: State Farm Home Office
Address: 1399 E. Fort Union Blvd.	Applicant: Sandara Rudolph
Type of Application: Site Plan Approval	Current Zoning: NC (Neighborhood Commercial)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: During their April 22, 2021 meeting, the Architectural Review Commission issued a Certificate of Design Compliance for this exterior remodel of an insurance office in the Gateway Overlay Zone. The applicant then submitted a revised proposal, which was approved administratively with permission from the ARC chair.	



COUNCIL DISTRICT 1

PROJECT UPDATE

File: FDP-20-001	Project Name: ICO Floodplain Development
Address: 6784 S. 1300 E.	Applicant: ICO Fort Union
Type of Application: Floodplain Development	Current Zoning: PDD-1 (Walsh)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: A multi-family project was previously approved at this site in 2019 and a building permit for phase 1 was approved in 2020. This floodplain development application is being reviewed as part of the building permit process for phases 2 and 3 of the project.	



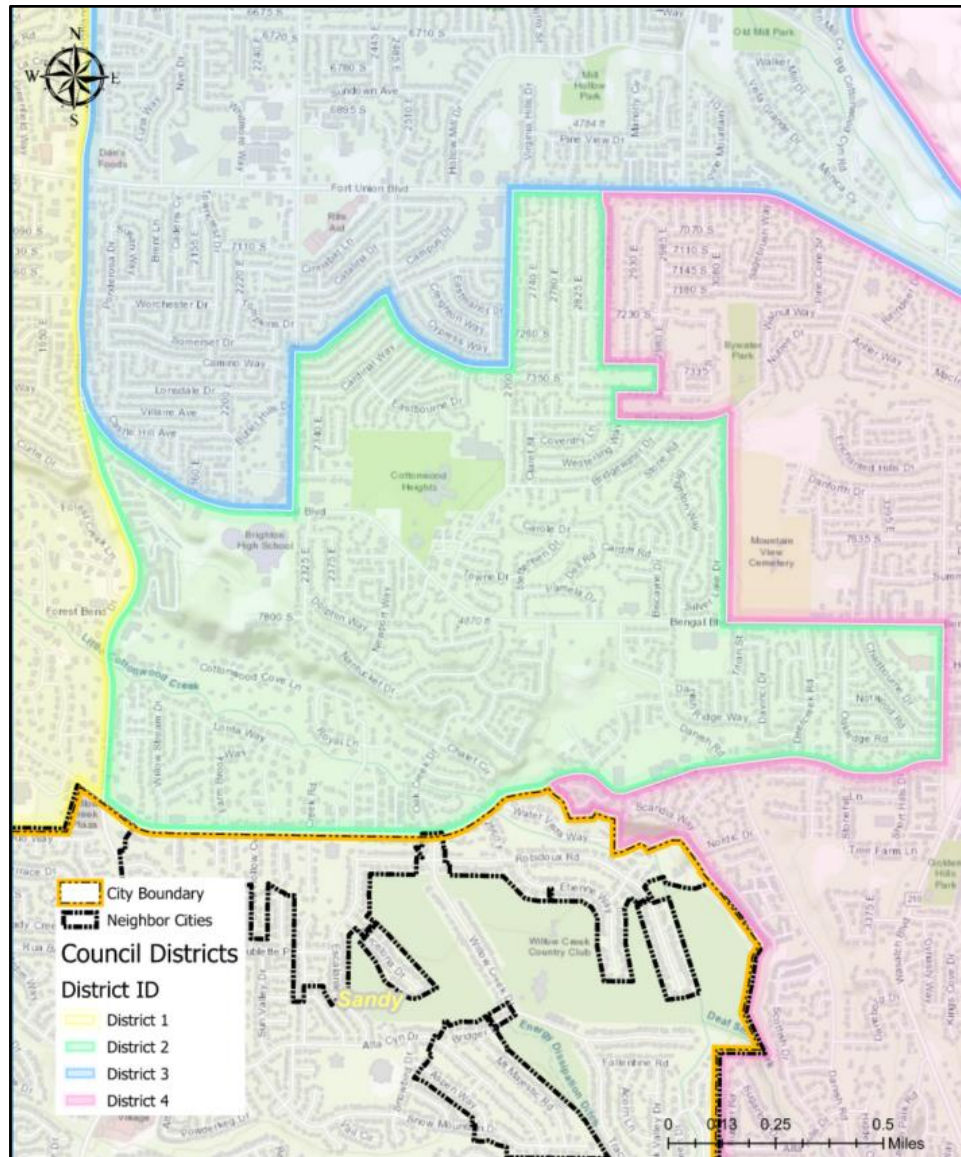
District 1

Significant Building Permits

<u>Permit #</u>	<u>Description of Work/Project Name</u>	<u>Permit Type Summary</u>	<u>Parcel Address</u>	<u>Council District</u>
BP.21.0345	Demolition - Walsh	Demo	6784 S. 1300 E.	1

District Two

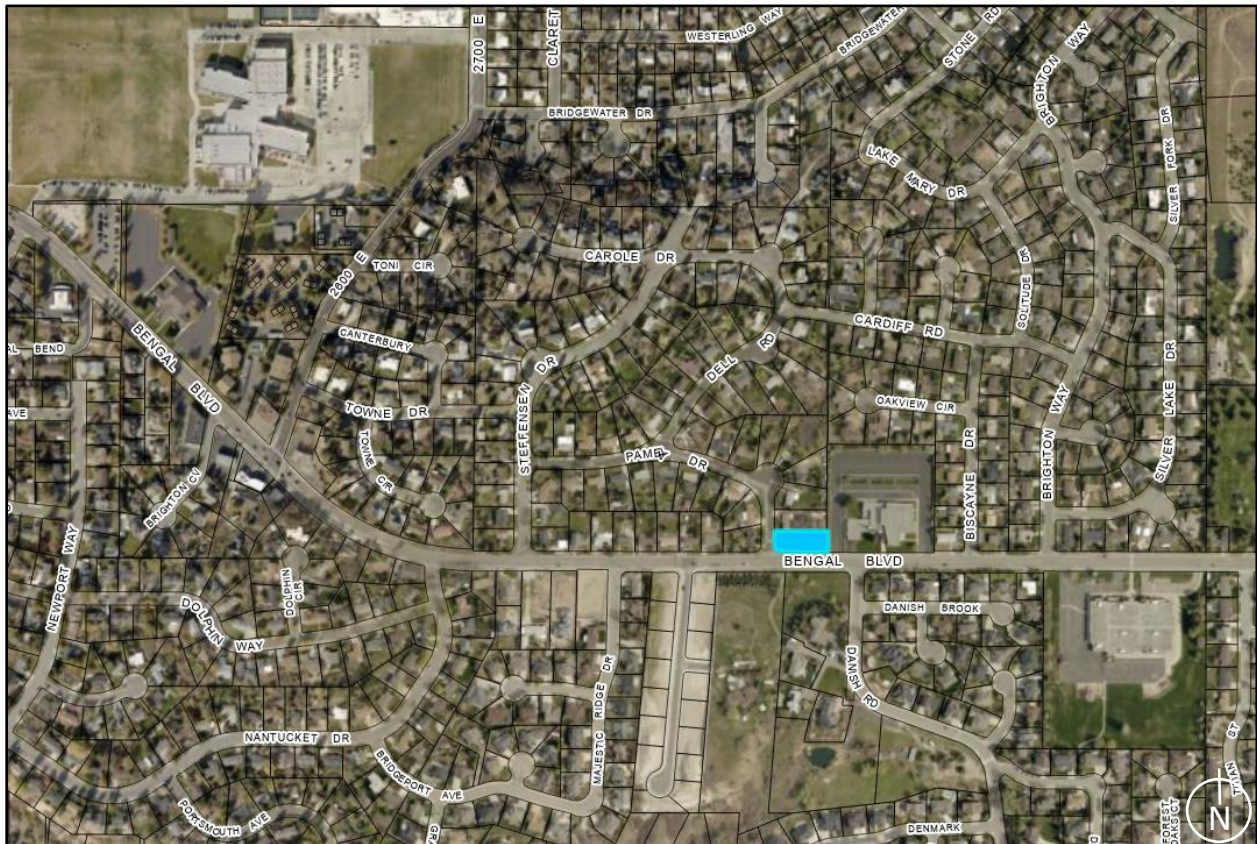
Councilmember Scott Bracken



COUNCIL DISTRICT 2

PROJECT UPDATE

File: SUB-21-001	Project Name: Roy Tea Subdivision
Address: 2875 E. Bengal Blvd.	Applicant: Tamara Elsberry and Darin Tea
Type of Application: Subdivision Amendment	Current Zoning: R-1-8 (Residential Single-Family)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This amendment to the existing Steffensen Heights Subdivision was approved by the Planning Commission during their April 21, 2021 meeting. The applicant must obtain final plat approval from city staff prior to recording the amendment with Salt Lake County.	

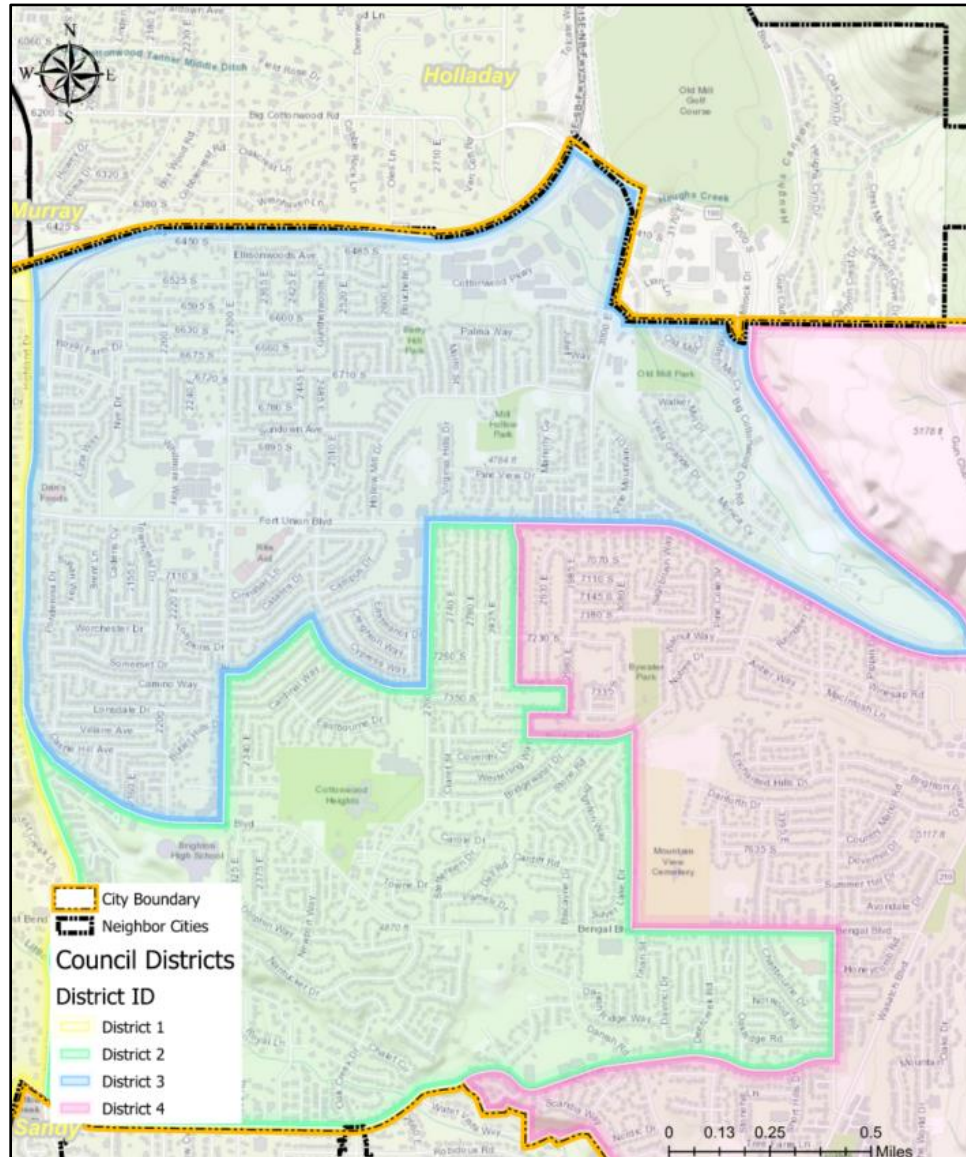


District 2

No Significant Building Permits

District Three

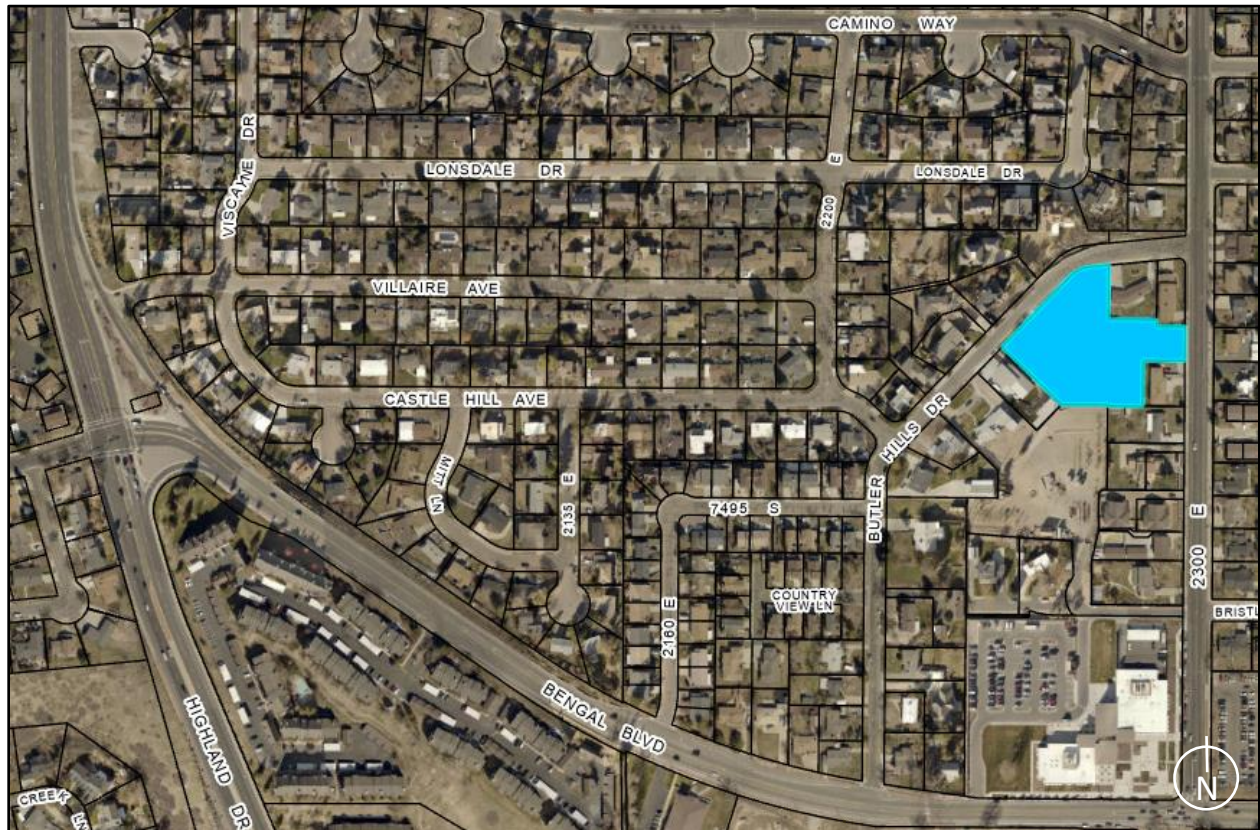
Councilmember Tali Bruce



COUNCIL DISTRICT 3

PROJECT UPDATE

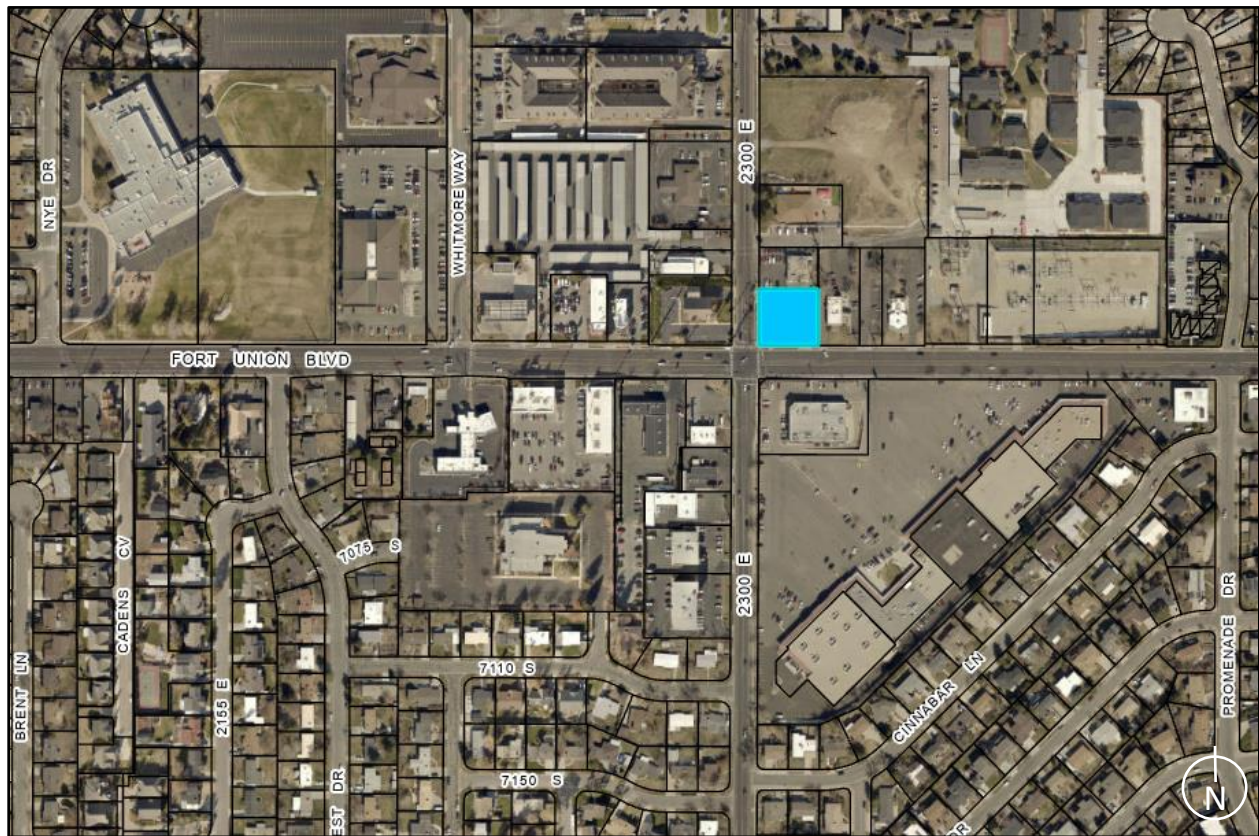
File: SUB-21-002/ZMA-21-001	Project Name: Butler Hills Subdivision & Rezone
Address: 7425 S. Butler Hills Dr.	Applicant: Joe DeNiro
Type of Application: Minor Subdivision/Rezone	Current Zoning: R-1-8 (Residential Single-Family)
Next Meeting: City Council – Upcoming Meeting	Staff Contact: Andy Hulka
Status: As a minor subdivision of a metes and bounds lot, the subdivision aspect of this project will be processed at the staff level. The applicant has also requested approval of a General Plan Amendment from Residential Low-Density to Residential Medium-Density, as well as an accompanying Zoning Map Amendment from R-1-8 (Residential Single-Family) to R-2-8 (Residential Multi-Family). The Planning Commission voted to forward a recommendation of approval for both amendments to the City Council.	



COUNCIL DISTRICT 3

PROJECT UPDATE

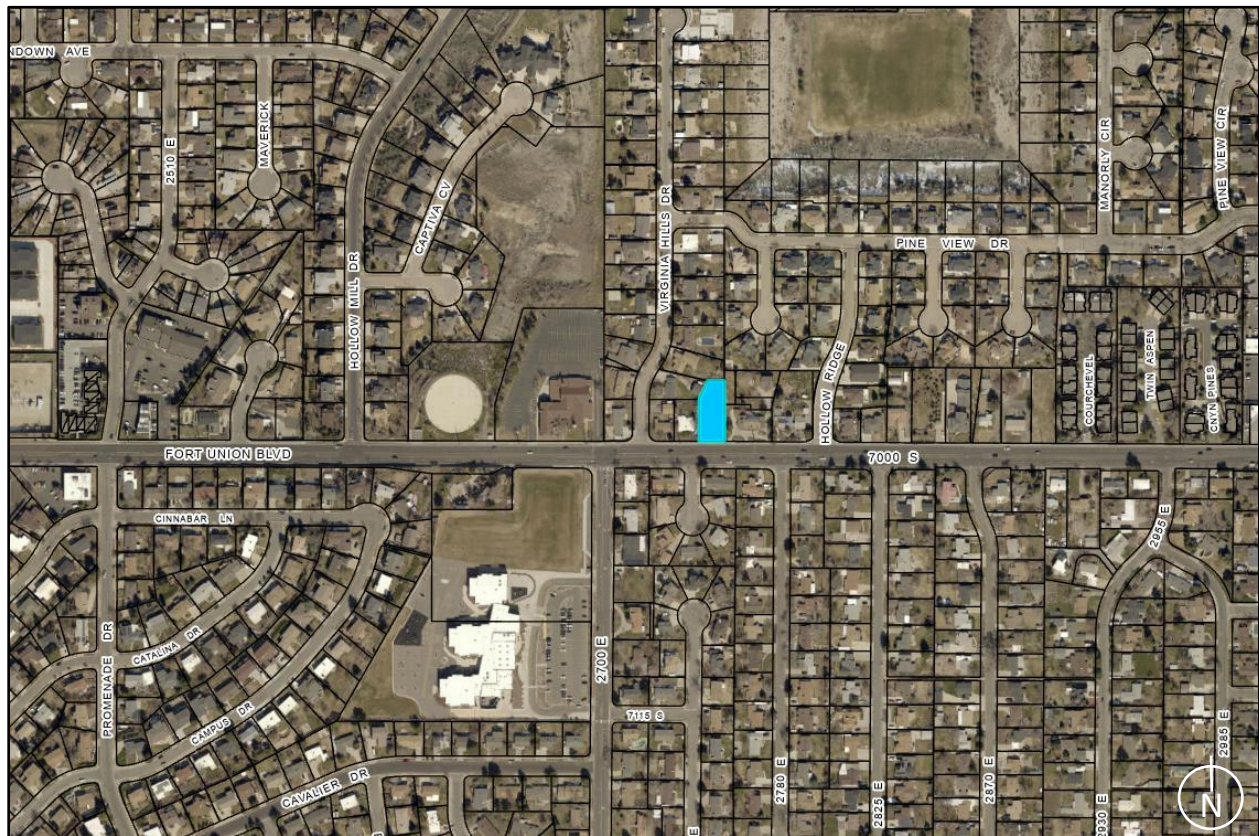
File: CUP-21-006	Project Name: Karate Studio
Address: 2315 E. Fort Union Blvd.	Applicant: Jerry Johnson
Type of Application: Conditional Use	Current Zoning: NC (Neighborhood Commercial)
Next Meeting: Withdrawn	Staff Contact: Samantha DeSeelhorst
Status: This application for conditional use approval of a karate studio within an existing commercial building was reviewed by the Planning Commission during their April 21, 2021 meeting. The Planning Commission continued this project to their June 2, 2021 meeting to allow the applicant sufficient time to conduct a traffic impact study. However, the applicant formally withdrew this project prior to this meeting.	



COUNCIL DISTRICT 3

PROJECT UPDATE

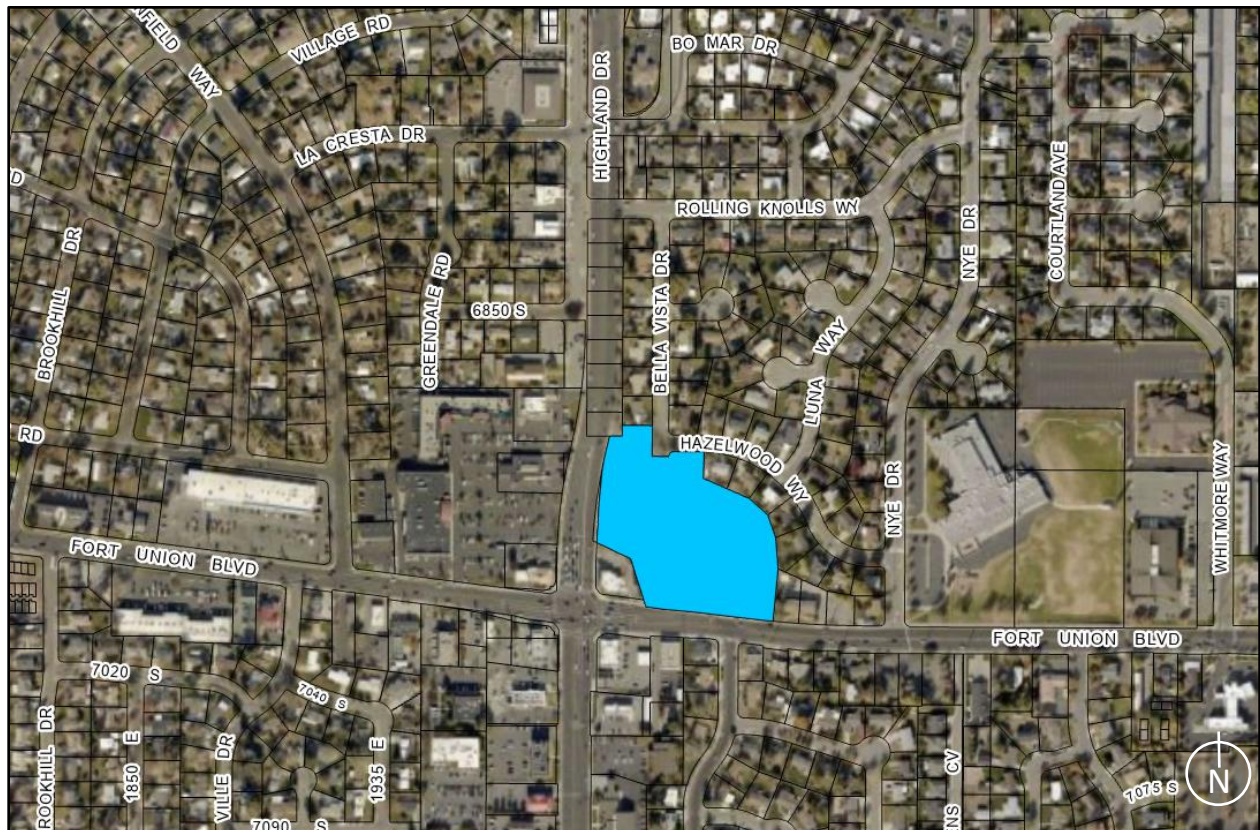
File: ZMA-21-001	Project Name: Rezone - Paulson
Address: 2751 E. Fort Union Blvd.	Applicant: Lance Paulson
Type of Application: Zoning Map Amendment	Current Zoning: R-1-8 (Residential Single Family)
Next Meeting: City Council – June 15, 2021	Staff Contact: Andy Hulka
Status: This application for a Zoning Map Amendment from R-1-8 (Residential Single Family) to RO (Residential Office) was reviewed by the Planning Commission during their April 21, 2021 meeting. The Planning Commission recommended denial of this application. The City Council continued this item from their June 1, 2021 meeting to their June 15, 2021 meeting.	



COUNCIL DISTRICT 3

PROJECT UPDATE

File: SPL-21-001	Project Name: Cottonwood Heights Swig
Address: 2029 E. 7000 S.	Applicant: Savory Swig Stores, LLC
Type of Application: Site Plan Approval	Current Zoning: CR (Regional Commercial)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This application for site plan approval of a Swig soda drive-thru in the Dan's grocery store parking lot was approved by the Planning Commission during their May 5, 2021 meeting. It received a Certificate of Design Compliance from the Architectural Review Commission during their June 1, 2021 meeting, with several added conditions related to site landscaping.	



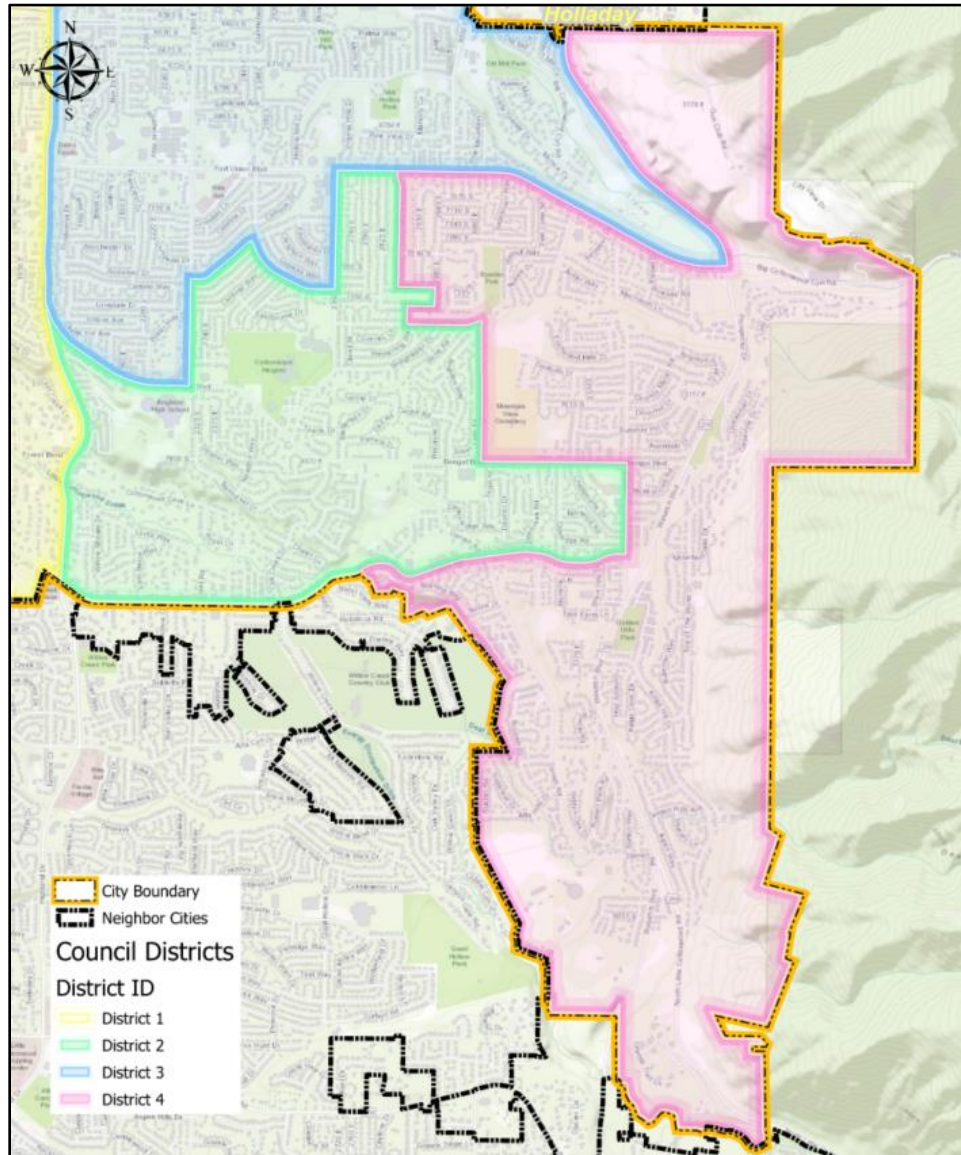
District 3

Significant Building Permits

<u>Permit #</u>	<u>Description of Work/Project Name</u>	<u>Permit Type Summary</u>	<u>Parcel Address</u>	<u>Council District</u>
BP.21.0294	TI - Dakota Pacific	Tenant Improvement	2750 E Cottonwood Pkwy	3
BP.21.0073	TI - Suite #430 - HGREIT II Cottonwood Center LLC	Tenant Improvement	2755 E Cottonwood Pkwy #430	3

District Four

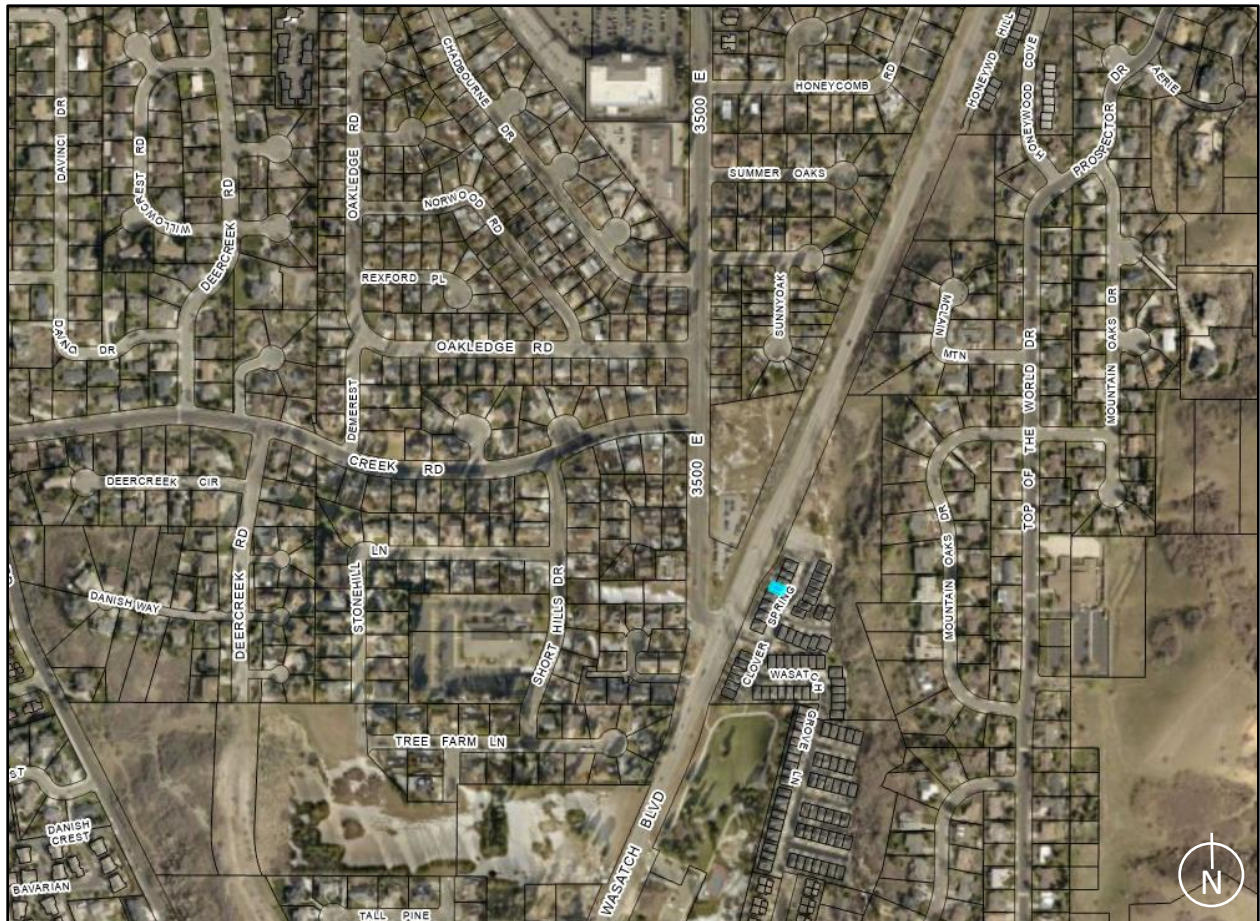
Councilmember Christine Mikell



COUNCIL DISTRICT 4

NEW PROJECT

File: CUP-21-008	Project Name: Short Term Rental - May
Address: 8140 S. Clover Spring Ln.	Applicant: Stephen and Ane May
Type of Application: Conditional Use Permit	Current Zoning: R-2-8 (Residential Multi Family)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This Conditional Use Permit application for approval of a short-term rental within the Oaks at Wasatch PUD was approved during an Administrative Hearing on May 26, 2021.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: LLA-21-001	Project Name: Laskin Lot Line Adjustment
Address: 3750 E. North Little Cottonwood Rd. & 3660 E. North Little Cottonwood Rd.	Applicant: Jake Laskin
Type of Application: Lot Line Adjustment	Current Zoning: RR-1-21 (Rural Residential)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This routine request for a 5' Lot Line Adjustment was approved by staff on May 26, 2021. The applicant is required to record the adjustment with Salt Lake County prior to the changes being made effective.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: PDD-19-001	Project Name: Wasatch Gravel Pit Redevelopment
Address: 6995 S. Wasatch Blvd	Applicant: Rockworth, Adam Davis
Type of Application: Planned Development District	Current Zoning: F-1-21 (Foothill Residential)
Next Meeting: To be Determined	Staff Contact: Mike Johnson
Status: During their October 21, 2020 meeting, the Planning Commission voted 5-1 to forward a recommendation of approval for this item to the City Council. This application was introduced to the City Council during their December 15, 2020 meeting. Council consideration will continue until this item is ready for final consideration.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: SUB-20-002	Project Name: Granite Oaks Subdivision Amended
Address: 9502 S. Granite Trail Lane	Applicant: Bruce Parker (On behalf of Granite Creek, LLC.)
Type of Application: Subdivision	Current Zoning: R-1-15 (Single-Family Residential)
Next Meeting: Planning Commission – June 2, 2021	Staff Contact: Andy Hulka
Status: As an amendment to the previously approved Granite Oaks Subdivision, this application was reviewed by the Planning Commission during their June 2, 2021 meeting. The Planning Commission continued this project to their July 7, 2021 meeting to allow staff time to determine the proper process for notifying potential property owners of the geologic hazards present within the subdivision.	



District 4

Significant Building Permits

<u>Permit #</u>	<u>Description of Work/Project Name</u>	<u>Permit Type Summary</u>	<u>Parcel Address</u>	<u>Council District</u>
BP.21.0269	Giverny Lot 119 - NSFD	New SFD	9186 S RENOIR LN	4
BP.21.0236	Giverny Lot 140 - NSFD	New SFD	3502 E BRETON LN	4
BP.21.0228	Giverny Lot 347 - NSFD	New SFD	9296 S REGATTA LN	4
BP.21.0067	NSFD - Adamson	New SFD	7345 S WINESAP CIR	4

CITY-WIDE PROJECTS

PROJECT UPDATE

Project: Open Space Master Plan

Address: City-wide

Type of Application: Master Plan Adoption

Staff Contact: Mike Johnson

During their April 7, 2021 meeting, the Planning Commission forwarded a recommendation of approval to the City Council. The Parks, Trails, and Open Space also forwarded a recommendation of approval to the City Council during their April 21, 2021 meeting. This plan will be introduced to the City Council at a meeting this summer.

PROJECT UPDATE

Project: General Plan Update

Address: City-wide

Type of Application: General Plan Amendment

Staff Contact: Mike Johnson

The project website, www.cottonwoodheightstomorrow.org, has launched. Staff has advertised the website via social media accounts and the newsletter and will continue outreach efforts to encourage community engagement with this process. The project committee has been meeting with various City committees to obtain preliminary input.

PROJECT UPDATE

Project: Planned Development District Text Amendment (City-Initiated)

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

This project will proceed once the current Planned Development District gravel pit process (PDD-19-001) is completed.

PROJECT UPDATE

Project: Sensitive Lands (SLEDs) Ordinance Revisions

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

This amendment was presented to the Planning Commission during their May 5, 2021 meeting, and preliminary discussion followed during their June 2, 2021 meeting. As staff refines the scope of this amendment, it will be scheduled for a public hearing at a future meeting.

ECONOMIC DEVELOPMENT UPDATE

PROJECT UPDATE

Project Location: City-Wide

Staff Contact: Mike Johnson & Sherrie Martell

May 2021

- May 4, 2021: EDCUtah Regional Corporate Recruitment Roundtable
- May 11, 2021: Meeting with Holladay CED Director LaNiece Davenport
- May 18, 2021: CHBA Board of Directors meeting with Miriam Aiazzi
- May 21, 2021: EDCUtah Virtual Town Hall – Insights into Utah’s Economic Recovery
- Continued Love Your Locals event featuring JQ Medical Supply, LLC, Mainstay Suites SLC/Fort Union, Salt Lake Pediatric Dentistry, and YogaSunne’